

VLO

A man with glasses, wearing a light-colored cowboy hat and a grey and white checkered blazer over a white shirt, is smiling and looking towards the camera. He is standing against a dark, textured background that looks like a rock wall.

PREMIERE ISSUE

VALLEY LIFE QUARTERLY
SUMMER 2005

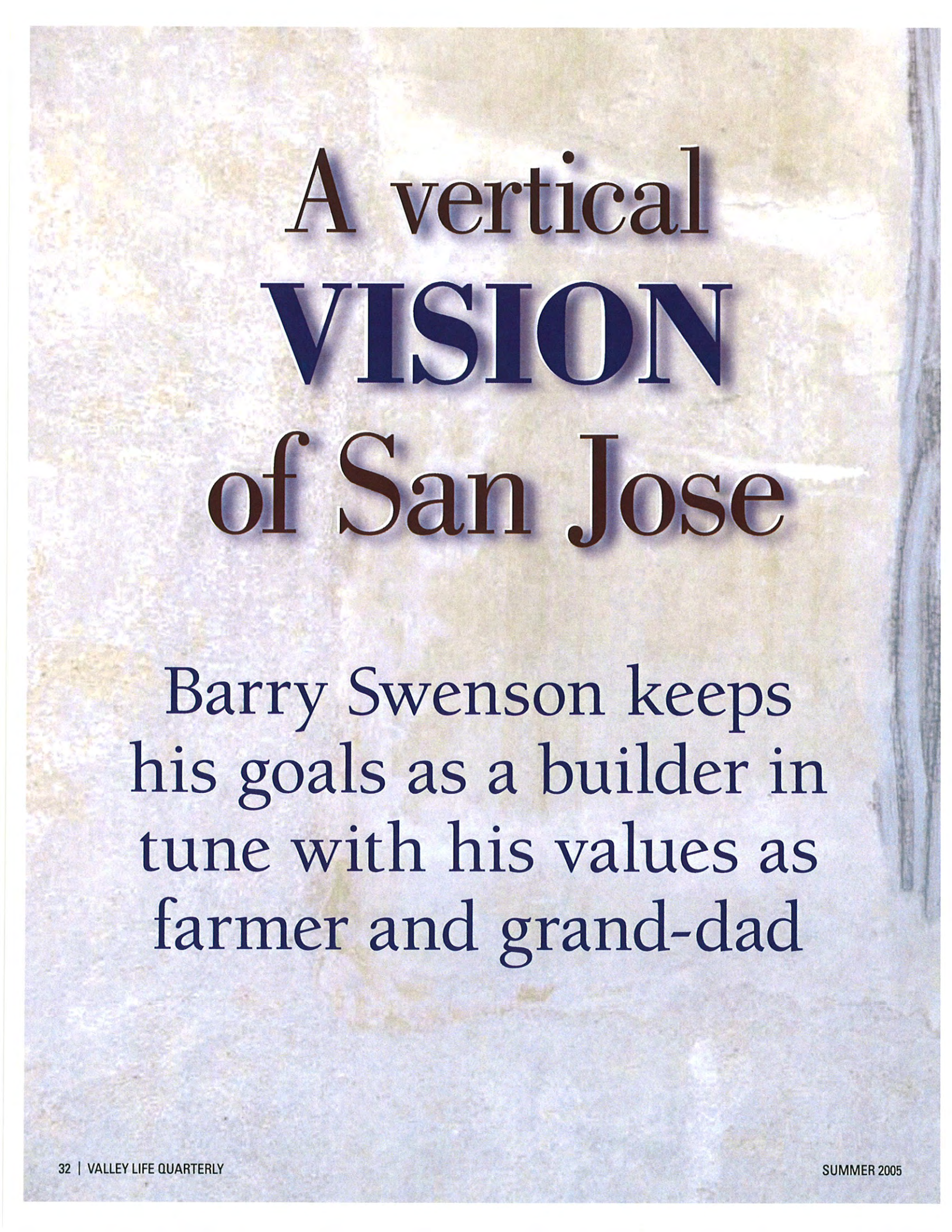
THE PRINCE OF VALLEY REAL ESTATE

BARRY SWENSON
SAYS SAN JOSE'S
FUTURE IS LOOKING
UP... STRAIGHT UP

**SUCCESSFUL,
SMART YET
STILL SINGLE**

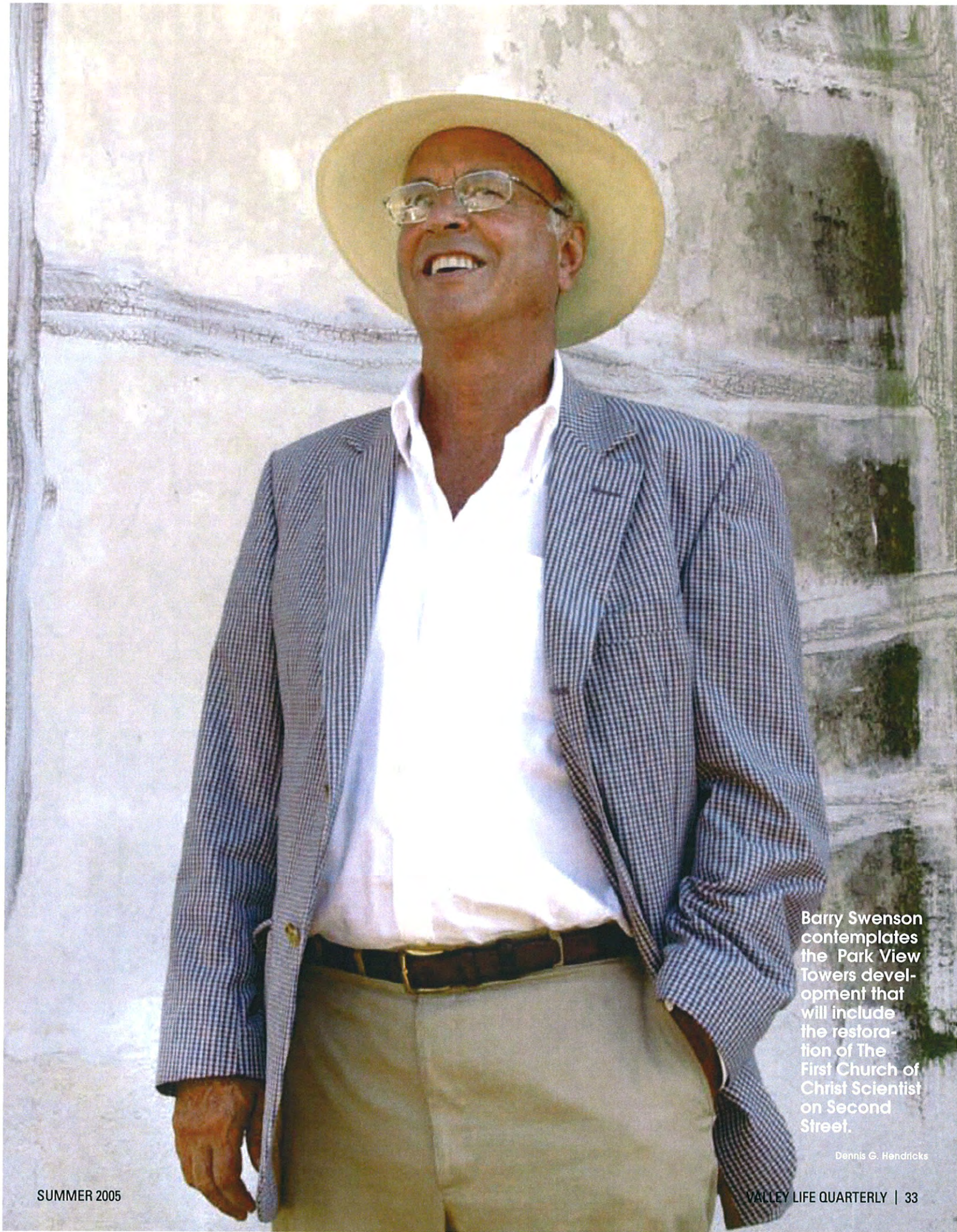
HOW THE VALLEY IS
LOOKING FOR LOVE
IN OLD SCHOOL WAYS

**LOOK!
UP IN
THE SKY!**
CEO WARNS
ASTEROID
THREAT IS
ALL TOO REAL



A vertical **VISION** of San Jose

Barry Swenson keeps
his goals as a builder in
tune with his values as
farmer and grand-dad



Barry Swenson
contemplates
the Park View
Towers develop-
ment that
will include
the restora-
tion of The
First Church of
Christ Scientist
on Second
Street.

Dennis G. Hendricks

New ideas, old-fashioned ideals

By DK Sweet

sanjose@bizjournals.com

It's hard to miss the signs with unpretentious blue and black block lettering announcing "Barry Swenson Builder." They stand guard on empty lots and nearly finished office buildings, here and there all over Silicon Valley.

The signs are matter of fact. There's not much beyond raw information. None of the allusions to strength and stability builders and architects commonly use in crafting a public image. No oak trees, mountain peaks, or line drawings of massive edifices. No fancy lettering to denote elegance or hipness.

But despite an apparent lack of effort to make an impression, the ubiquity and plainness of Swenson's signs send a subliminal message. This is territory marked by its conqueror.

There's a broad unease in our collective culture with what the Barry Swensons of the world do: erect buildings on, for the most part, bare land; bare land many prefer would remain so.

There are no hero developers depicted in popular culture, only villains and egomaniac businessmen. The heartless makers of soul-killing low-income high rises in Ayn Rand's "The Fountainhead," the unabashed trumpeting of Donald Trump's megalomania in the many buildings named after himself, and the glitz-for-glitz-sake boorishness of Steve Wynn's Las Vegas hotel empire lead few 10-year-olds to answer "developer" when asked to declare a career aspiration. Between 1967 and when Counting Crows remodeled the song for last year's pop charts, the hook to Joni Mitchell's "Big Yellow Taxi" taught three generations of Americans what to expect from developers: Paving paradise to put up a parking lot.

Put that image aside and meet Barry Swenson, a builder who's about as far removed from the archetypal bad guy developer as it gets.

He's also a skyscraper removed from some of the better-known egos populating his profession. Asked to name one of the projects he's most proud to have built in San Jose, he pauses, then mentions someone else's

"High density housing close to public transit is the only way to avoid hour-plus commutes and highways lacing through more and more of what should remain farmland."

CONDOS COMING: An artist rendering of the City Heights at Pellier Park condominium development.



Courtesy: Barry Swenson Builder



Dennis G. Hendricks

CHANGE IN THE WIND: On the steps of The First Church of Christ Scientist on Second Street, Barry Swenson holds a preliminary rendering of the planned Park View Towers development.

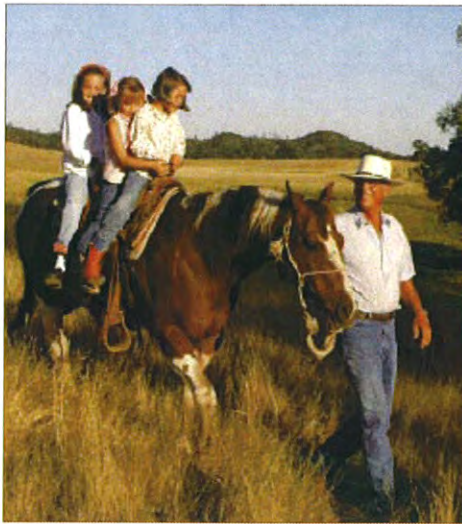
project. With hand gestures accentuating his genuine admiration, Mr. Swenson asserts: "He's a competitor of mine, but I think Kim Small's Fairmont hotel turned out great. It's very impressive; really beautiful."

Mr. Swenson has the kind of larger-than-life charm only people with no awareness of their own charm seem to possess. Though he's a third-generation Californian, there's a simple, almost Midwestern, warmth in his manner. He is so un-slick he would never get cast to play the successful California businessman his accomplishments establish him as.

Leading a tour of his wide-open office space on the fifth floor of a downtown office building, he didn't pause once to show off models of past glories, but he's quick to praise his "fantastic" son-in-law who is an architect with the firm.

Family looms large in Mr. Swenson's cosmos

See Swenson, Page 90



AT HOME ON THE RANCH: The Swenson ranch has been a favorite destination for the Swenson clan since they bought it 27 years ago. In the photo far left, Kate, left, Mallory, center, and Bridget ride Cisco as their Pop-pop leads. Gathered around a 1939 fire truck, Barry Swenson, and his wife of 44 years, Molly, share a candid moment with grandchildren Mallory, left, Bridget, center and Kate.

Photos: Chris A. Johnson

In a modest 1950s ranch house just east of San Jose in a valley beyond Isabelle peak, Barry Swenson, Pop-pop to his grandchildren, wears his trademark grin as he wades through a tangle of family activity to grab a beer from the refrigerator.

"I'd rather come up to the ranch than go to Disneyland," says Mr. Swenson. "I have more fun here with my family than anywhere in the wide, wide world," he says. About 12,000 acres of sweeping meadows and wooded hills around the house are dotted with cattle, deer and elk. It is a unique stretch of land, says Mr. Swenson, that has never seen a plow. A large pond washes out from the dock beneath the rise where the house sits. It holds bluegill, catfish and bass.

As coals heat up on a grill for one of the regular family barbecues, Kate, 9, and 6-year-old twins Mallory and Bridget, beg their grandfather to let them go ride horses. The "other Barry," family friend Barry Johnson who is the "real cowboy" around the

ranch, claims Mr. Swenson, shakes his head at the family antics and agrees to saddle up a couple of horses. "I try to stay close to him," Mr. Swenson grins, "so maybe a little cowboy will rub off on me."

Kate, one of five Swenson grandchildren, says she looks forward to coming to the ranch to be with her Pop-pop and grandmother, Mimi. "Usually every time we come here, we go riding. Or Pop-pop takes us around in the jeep."

"I like to ride and fish the best," chimes in Bridget.

"Sometimes Pop-pop takes us to look for rabbits," Kate remembers, "and we see how many rabbits we can find and the one who sees the most rabbits wins, but sometimes we get all tangled up because we see the same rabbits," she ruefully adds.

As the evening winds down, following a short ride and a little fishing, the Swensons and friends say a prayer and relax over dinner. Tonight it turns out that Kate, Mallory, Bridget and their parents can stay overnight at the ranch with their Pop-pop and once again their grandfather counts his blessings.



Crooning "by the light of the silvery moon" Barry Swenson takes his granddaughters out for an evening of fishing.

Swenson: The prince of valley real estate

Continued from Page 34

and seems his biggest source of happiness. Mr. Swenson practically oozes appreciation for his wife, children and extended family in the quiet way of a man who feels blessed down to his bones. Like the signs adorning his building projects, this, too, seems just a plain declaration of fact.

Mr. Swenson is equally unabashed about his affection for all things San Jose. He loves the place, and spoke to me — a nearly lifelong resident — as if its current incarnation were this exciting, culturally rich, beautiful destination with perfect weather I needed to see for myself someday soon. There was no hint of the deep and seemingly permanent self-loathing that seems so much a part of San Jose that I was almost tempted to clarify whether he might be referring to the capital of Costa Rica instead of Silicon Valley.

This abundant affection must serve Swenson well when competing for hometown projects. Love like this is infectious. You could liken it to a young suitor speaking well of your daughter when he shows up, corsage in hand, to take her to the prom. It probably counters somewhat the negative effect that Swenson perceives homegrown builders experience on their own turf. "People always seem to think you're a bigger deal if you're from somewhere else" he observes with a wide grin.

But despite any challenges presented by his homeboy status, the Swenson firm had a role in many of San Jose's most attractive buildings. Emphasizing his ardor for rehabilitating historic structures, Mr. Swenson ticks off a list that includes the Security Building, Bella Mia, Laticia, the Clayton Building, New Century Block, the DeAnza Hotel, and, for me, the jewel in this crown, PF Chang's.

Located on the corner of San Fernando and First Street, PF Chang's restaurant is a masterpiece of revitalization. Like its menu, the space wildly succeeds, blending disparate elements that in less capable hands could be an incongruous mess. Shiny honey-colored wood floors anchor a spacious room with ceilings that juxtapose modern black ducts with subtly painted exposed wood trusses of an earlier era. Hand blown amber light fixtures and what appear to be Paul Klee-inspired tri-colored leaded glass windows darken an otherwise bright plate glass view of the brightly hued San Jose Rep building a parking lot away. The overall effect is like modern China: a shiny new layer on an ancient foundation. It's hard to imagine an ambiance better suited to experiencing the chefs' tasty and imaginative rifts on Chinese cuisine.

PF Chang's successful integration of so many elements reflects the life of its builder.

Mr. Swenson assimilated the family construction business but had many experiences outside of it. Growing up on 26 acres in the once pastoral Evergreen district of San Jose, he had a young farmer's driver's license by age 14. While his father built, young Barry Swenson used his license to drive the Santa Rosa and Beauty plums grown in his family's orchards to produce stands all over the Bay Area. Mr. Swenson claims to have learned more about life and business selling fruit in those years than he learned in college some years later.

Fascinated by Australia and New Zealand, and wanting to experience something different than California, Mr. Swenson spent a year studying at the National University of Canberra before finishing up at San Jose State College, now SJSU.

"I studied Australian literature, economic history and everything unrelated to construction" he recalls fondly before adding he felt surrounded by much smarter, "really brilliant" young Aussies. But he did take note of one construction-related aspect of his brief overseas stay — a Canberra bridge built to join nothing in particular. It seems the Australians wanted



Dennis G. Hendricks

FIRST RENOVATION: Barry Swenson, left, and Archie Robinson, co-owners of the historic Moir building on First Street, talk in the atrium. The Moir building was Mr. Swenson's first renovation project 20 years ago.

to build a bridge and got around to adding the water underneath it some time later. One result of the project was the invention of post-tension concrete, a much stronger form of this now common man-made construction material.

Mr. Swenson's own construction experience began in 1958, building the San Jose City Hall on Hedding Street. Before starting his firm in 1977, he gained more experience contributing to the building boom that made San Jose America's fastest growing city for many years.

Echoes of that experience seem to trouble him now, when he admits doing a project in Manteca on the vast Claude Spreckles' land holdings that "just makes me sick."

The sentiment proves heartfelt as he goes into some detail about the quality of the agricultural land now being paved over. Mr. Swenson launches easily into a lecture about one Professor Story and the farmland quality rating system known as the Story Index. It seems the land underneath all those tract homes and Home Depots rates a 100 out of 100 points.

This discussion leads directly to Mr. Swenson's hot button: The sin in resisting high-rise development at the cost of sprawl.

"High density housing close to public transit is the only way to avoid hour-plus commutes and highways lacing through more and more of what should remain farmland," Mr. Swenson implores. It's a message city planners and politicians have fiercely resisted until recently, he says. Until Ron Gonzalez, Cindy Chavez and the city's new planning director

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Swenson: The prince of valley real estate

Continued from Page 90

lent support, Mr. Swenson says any application for a building over three stories was met with a "don't even bother asking" response from City Hall.

Mr. Swenson's vision is appalling to suburbanites fearful of their houses ending up in the shadow of a 10- or 20-story high-rise. But it has a lot of appeal in a world that is, after all, all about tradeoffs. The daily view of a high-rise out my kitchen window seems preferable to the frustration of sitting in the annoyingly reliable 580/205 gridlock at 2 p.m. trying to get through the Livermore-Tracy corridor.

Barry Swenson Builder is putting his money where his mouth is. He has seven high-rises in some stage of development, including Vendome Place, a project that took over 15 years to get approved. A short walk from the light rail line, he shows off an illustration of what is planned there with the zeal of someone preaching democracy to citizens in a dictatorship. Juxtaposing it with a drawing of the horrendous Cisco Systems south county business park, it's a case study in intelligent accommodation of transportation versus the kind of city planning for which Santa Clara County, LA, and Atlanta have all become infamous.

Doing the right thing as a developer isn't easy. A few angry neighbors and a capable attorney can slow a project to the point of losing its profitability or stop it cold early in the process. Studies of traffic, archeology, soil and shadows all need to be conducted in addition to an evaluation of a project's environmental impact. Before a foundation can be poured, a minimum of one, and sometimes four or five years can be consumed in predevelopment. The cost? Somewhere between \$500,000 and \$1.5 million dollars, including fees for architecture and public meeting translators in San Jose's diverse neighborhoods.

While the plethora of blue-and-black lettered Barry Swenson Builder signs convey the impression that the man is all about building, that is very far from the case. You see, he never totally abandoned his first career in the fruit business.

Dirt isn't just an obstacle to move around with a bulldozer on a construction site; it has magic in it too. And we're talking a lot of magic: 50,000 California acres split among lettuce, figs, walnuts, prunes, rice, pecans, tomatoes, almonds, wild rice, alfalfa, and cattle.

He doesn't fit the high-powered Silicon Valley city slicker mold because, at heart, the guy is a farmer. If there comes a time to add a new sign to his lineup, it will be inscribed "Barry Swenson Farmer."

But for now, his focus is on growing San Jose and its downtown core.

DK SWEET is a freelance writer and long-time San Jose resident.

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STRUCTURES

Residential Development

WINNER:

Barry Swenson Home Builder

Since its establishment in 1961, Barry Swenson Home Builder has been an integral part of Silicon Valley.

Now, some 45 years after its founding, the closely held company is also one of the area's most innovative home builders, as exemplified by Vendome Place, now under development at North First Street and Asbury in San Jose.

One of the city's highest, and densest, residential developments, Vendome Place clusters housing and services over 4.66 acres and is within walking distance of a light-rail stop. It is one of several, high-rise residential projects that Mr. Swenson is pursuing in San Jose, putting him at the forefront of the industry in the South Bay.

Mr. Swenson told the Business Journal last year that he was inspired to pursue the developments by a trip to Milan, Italy, where he noticed that 10- and 20-story apartment buildings dotted the city. He later learned that all were situated near local train stations.

Vendome is San Jose's first foray into high-rise condominium development and won the Transportation and Land Use Coalition's "Best of Santa Clara County Development" award in 2003.

The company's three other high-rise condo projects at various stages of planning are the 16-story City Heights near North San Pedro and West Julian streets, slightly northeast of downtown; condominium towers on the north side of Saint James Park; and the so-called Alma Bowl project, adjacent to the Tamien station in San Jose where light rail and Caltrain meet.

In contrast to Vendome Place, which has an affordable component, the City Heights condos are expected to sell at anywhere from \$350,000 to \$1 million and more. Last month, San Jose City Council made such developments feasible by agreeing to waive a rule that forces builders in redevelopment areas to designate typically 20 percent of a housing project's units for lower-income residents.

Barry Swenson Home Builder is ranked as one of the largest privately owned companies in the valley, with nearly \$90 million in revenue during its 2003 fiscal year, according to the Business Journal's 2004 Book of Lists. The company also is a well-known developer of office, retail and educational buildings and is one of the largest commercial property owners as well.



PHOTO BY DENIS G. HENDRICKS

BARRY SWENSON: A force in Silicon Valley since 1961.

WINNER**DEVELOPER OF THE YEAR****BARRY SWENSON**

DENNIS G. HENDRICKS

Barry Swenson's company has invested in research that has made his high-rise projects more economical to build, opening the way to more residential and mixed-use structures in San Jose.

BY STEVE TANNER
sanjose@bizjournals.com

A world away from the concrete and steel megalopolis of Silicon Valley, among the rugged terrain of northeastern California, local developer Barry Swenson obsesses over his quest to build the perfect T-bone steak.

"T-bone steaks are getting so big that you can't fit them on a plate," said Mr. Swenson, whose Australian Angus cattle are one-third smaller than the average cow. "Everyone up here is laughing at Swenson's little cows."

But when it comes to Mr. Swenson's success as a builder, no one is laughing.

The Business Journal's Developer of the Year — he also won the honor in 2005 — spends about 20 percent of his time overseeing fields of alfalfa, hay, wild rice and a few thousand head of "petite" cattle at his Alturas ranch.

The other 80 percent of his time is spent most recently redefining the skyline of San Jose. And that effort has made his name and his structures visible to almost anyone traveling throughout the Bay Area.

While farming is not the usual pursuit of a real estate mogul — in fact, the two occupations often are odds with one another — Mr. Swenson has built a sizable enterprise doing things his way. When congratulated for his recent honor, Mr. Swenson quickly tipped his hat to Steve Andrews, Dave Gibbons, Ron Rodriguez, Ron Cote and others working behind the scenes.

As a testament to Mr. Swenson's renegade style, his latest completed residential project towers above its neighbors at 14 stories. San Jose's first high-rise housing development, City Heights,

Repeat winner keeps executing big projects

will open its housing units and live/work lofts to buyers within the next couple of months, Mr. Swenson said (see related story on page 18).

Other recent projects by Mr. Swenson's name-sake company include the nearly 45,000-square-foot Good Samaritan Medical Plaza; Vendome Place, a 68-unit residential tower near the San Jose Civic Center; Live Oak Business Park in Santa Cruz and renovation of the historic Hotel De Anza, originally built by Mr. Swenson's grandfather, Carl Swenson.

Perhaps Mr. Swenson's most ambitious project yet is a mixed-use, residential and retail development adjacent to St. James Park, including a pair of high-rise condominiums, which he plans to begin in the next year. The Park View Towers project will consist of 188 housing units and 11,300 square feet of retail space; the tallest tower will reach the sky at about 200 feet.

Mr. Swenson said he spent more than \$500,000 on research and development, resulting in a system that makes high-rise housing developments economical to build in the Bay Area.

"Before, you couldn't make them work. That's why nobody built [high-rises] before," Mr. Swenson said.

He insists that his company's high-rise building strategy makes the structures 20 to 30 percent less expensive than what they would cost his competitors. One of Mr. Swenson's secrets is the use of concrete for stairways, which he said costs half as much as steel, an idea he gleaned from Swedish engineer and concrete specialist Bo Lunkmark.

"In Europe, that's all they do," Mr. Swenson said. "They're so far ahead of us, it makes us look like we're in kindergarten."

Mr. Swenson hopes his innovations will help San Jose realize its much-maligned image as a world-class city. The city has struggled to attract and keep people downtown for decades, but Mr. Swenson said he believes housing must be the primary focus. The more homeowners living downtown, the better the city will thrive, he said.

And if Mr. Swenson's ranching ambitions pay off, residents of Swenson's proposed high-rise condos may one day take the elevator to a ground-level steakhouse and sample a smaller, more manageable T-bone steak without even going outside.

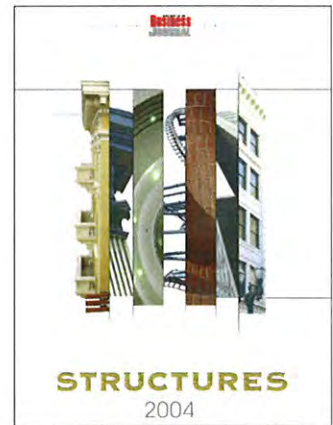
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Developer of the Year

RUNNER UP:

Barry Swenson Home Builder

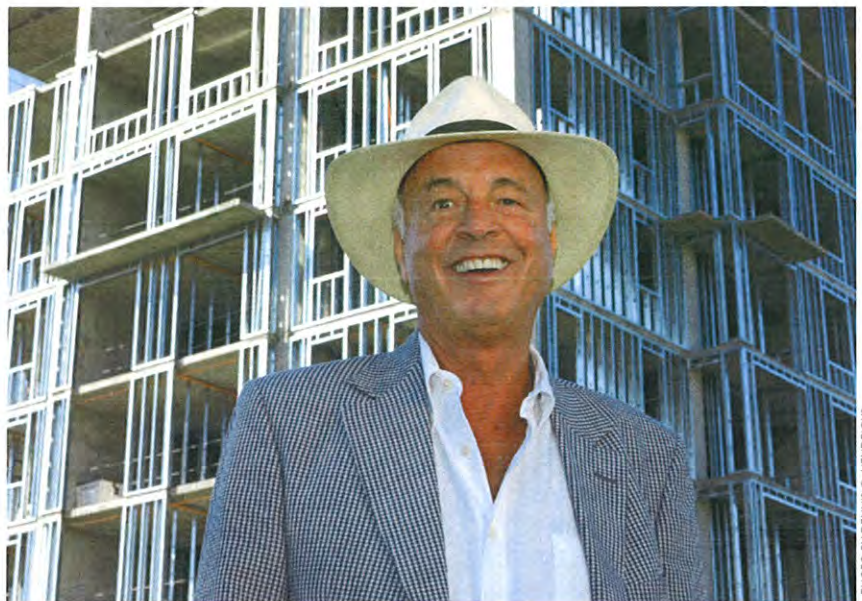
San Jose-based Barry Swenson Home Builder is active in a wide array of building projects and types throughout the valley ranging from high-rise condominiums to senior living communities, from office parks to retail buildings.

Mr. Swenson also has been an active developer and is a significant property owner in downtown San Jose, which has been a long-term redevelopment area championed by San Jose's City Hall and redevelopment agency.

Founded in 1961, Barry Swenson Home Builder — headed by Barry Swenson — also manages more than 100 different properties in several states.

The company's John Burns Gardens Senior Housing development was nominated last year for a Golden Nugget award. The Golden Nugget competition honors creative achievement in architectural design and land. The 100-unit project is part of the 152-acre mixed-use Rivermark community in Santa Clara. That development is one of the most ambitious the valley has seen in many years.

Mr. Swenson has illustrated his continuing interest in pushing the development envelope with his pursuit of the valley's



RIGHT STUFF: Barry Swenson at a company project, the Vendome Place apartment complex in San Jose.

first high-rise residential projects, including three for-sale condominium developments in and around downtown San Jose and one apartment project, also near downtown.

Barry Swenson Home Builder is one of the largest commercial property owners in the valley and is one of the largest privately owned companies in the valley with nearly \$90 million in revenue during its 2003 fiscal year, according to the Business Journal's 2004 Book of Lists.

PHOTO BY DENNIS G. HENDRICKS

barry swenson

turning point



JOHN MARCUS PHOTO

NO EASY RIDE Barry Swenson, flanked by his grandfather and father, has persevered to build Barry Swenson Builder into a robust contender in the valley's competitive market.

bio

Name: Clifford Barton "Barry" Swenson
Title/org: President, Barry Swenson Builder
Age: 61
Education: Bachelor's degree in business administration, San Jose State University, 1963
Family: Wife Molly; adult children Case, Becky and Tamara
Hours of sleep per night: 6
A favorite book: "The Good Earth" by Pearl S. Buck
Newspapers or magazines you read regularly: Wall Street Journal, San Jose Mercury News, San Jose Business Journal, Ag Alert, California Farm Journal and other farm magazines
Favorite mode of travel: Hiking and walking
Mentors: Dad and grandfather
Favorite quote: "In due season you shall reap if you faint not." (Galatians 6:9)
Best lesson Mom taught you: Try everything, especially foods.
Family seniority: Oldest of three boys.

A strong foundation

When Swenson was tossed out of the family firm, he redirected his energy, tested his business savvy and built a successful construction company

By LYNN GRAEBNER

There's no hint of fear beneath Barry Swenson's quiet demeanor.

As he ambles across the office of his San Jose construction firm — Barry Swenson Builder — the tall, lanky developer appears calm and speaks slowly. It's easier to picture him in a cowboy hat tending to his almond orchards than hammering out a construction deal with high-powered tech executives.

But like his father and grandfather, Barry has peppered downtown San Jose and other parts of Silicon Valley with housing, offices and historical restorations.

But he didn't slip easily into the family construction business.

In fact he was tossed out of it. Although it was a painful blow in 1977 when company executives at Carl N. Swenson Construction Co. asked the 38-year-old builder to leave, that move allowed him to start his own firm.

"It was the most wonderful thing, because I would never have left without that," says the soft-spoken developer.

It gave him a chance to test

his own business savvy and perseverance. And he has proved himself a robust contender in the market, having outlived Carl N. Swenson Construction, which went under in 1982.

"He is an original, there is no one like him," says San Jose City Councilwoman Cindy Chavez. "He has a deep love for downtown and has really been one of its finest pioneers."

Barry wasn't the only pioneer in the family. Carl Swenson, his grandfather, arrived in the United States from Sweden when he was 17 and lost his shirt farming. He turned to carpentry, forming Carl N. Swenson Construction, and built markets, schools and bridges. The San Jose firm — which his son Clifford joined — built the Hotel De Arza, many of the Lockheed and IBM facilities, and San Jose City Hall.

Barry started sweeping floors for the company as a teenager. Living up to the accomplishments of his dad and granddad was an intimidating task. He didn't think he had the material to measure up.

"I thought I'd never be able to

build a building. I always thought if I could own 26 acres, I'd be really, really happy," he recalls.

Barry worked hard and took jobs no one else wanted, often on the weekends. He also took an interest in a landscaping and janitorial business, Green Valley Corp., which his father founded in 1955.

He eventually bought out his dad and ran it on his own while still working for his grandfather's company.

In the late 1970s his grandfather's firm hired some corporate reorganizers. But Barry was too busy to attend meetings, and didn't adopt new procedures. When he needed something, he went directly to the source.

"I never followed the chart. It drove everyone crazy," he says. In 1977 when Barry was finally feeling confident about his work, the reorganizers, who were his seniors, asked him to leave his grandfather's company.

"It was the lowest point in my life," Barry says.

He turned to the landscaping business. And when the Carl N. Swenson Construction moved downtown, Barry leased two

rooms in the firm's old building.

Taking that space was key. Clients for his grandfather's firm would come in and Barry would tell them the company had moved, but if they were willing to risk working with a new contractor, he'd be more than happy to build for them. Companies such as Union Carbide and Control Data Systems Inc., who had worked with Barry at his grandfather's firm, took a chance.

Gradually he was able to buy land. He started with houses and worked his way into commercial real estate.

But there were many hard times in the industry. His grandfather used to say, "In this business, if you ever think you've got it made, watch out. The next year you'll go broke."

And his grandfather's firm did just that in 1982. The company had problems with three consecutive jobs, and even a sophisticated organizational chart couldn't save it.

These seemingly indestructible construction companies hang a lot on the line. Barry has 40 jobs under way. It's a risky business anyway you cut it. To get a building started, a builder must put out about 20 percent of the total cost in equity. It takes just a couple of bad deals to kill even an established firm.

But the risk hasn't made Barry shy away from costly and unpredictable projects such as the rehabilitation of the Hotel De Arza and the Letitia Building downtown.

"Barry has made a commitment to his hometown and he's following through on that commitment," says San Jose vice mayor Frank Fiscalini, who was Swenson's vice principal at James Lick High School.

Barry doesn't plan to retire any time soon. He says he owes too much to his employees for putting him where he is today. Although he could do with a little less adrenaline flowing through his veins.

"It would be so much fun not to be scared all the time," he says with one of his jovial smiles. "Development and construction are basically risk management. Every day is a new surprise and a new challenge. One of the things you have to learn is to take your lumps."

Lynn Graebner is a Biz Ink reporter. You can reach her at lgraebner@svbizink.com.

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Attorneys slow to embrace the potential of Internet advertising, but they're learning.

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Our list looks at the area's more active patent winners.

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Shot in arm

In-store health clinics give a boost to both retailers and patients.

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Cupertino officials hope panel can avoid new fights over zoning.

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Democrats may be able to wrest control of Congress. What would that mean for small business?

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Deal ends Golden Triangle stall

BY SHARON SIMONSON
ssimonson@bizjournals.com

A huge North San Jose redevelopment plan has cleared a major hurdle and, if all goes well, could be underway by the start of next year, unleashing hundreds of millions of dollars in public and private investment.

After more than a year of fight-

ing, the cities of Santa Clara and San Jose have settled a dispute over the thoroughness of San Jose's environmental review of the proposed remake of 5,000 acres.

Santa Clara was the last of three neighboring jurisdictions to reach agreement with San Jose over its plans. Those plans entail development of 32,000 homes and apartments and 26

million square feet of offices over the next 20 years.

That's 12,000 more homes than in all of Cupertino and three times the office square footage in downtown San Jose.

The plan also includes 1.7 million square feet of new shops and restaurants, roughly the equivalent of a new Stanford Shopping Center.

The settlement, which includes

an agreement that San Jose spend \$17 million on roadway improvements sought by Santa Clara, still must be blessed by Superior Court Judge Leslie C. Nichols. But an attorney for Santa Clara says the agreement includes strict deadlines for the cities to try to get the matter out of court as quickly as possible.

See DEAL, Page 45

Universal health care '07 priority for Arnold

BY TIMOTHY ROBERTS
troberts@bizjournals.com

With his re-election apparently all but certain, Gov. Arnold Schwarzenegger is turning his attention to what he says will be the major focus of the start of his second term: health care.

At a private gathering at the home of venture capitalist Ray Lane in Atherton on Oct. 18, Mr. Schwarzenegger told a room full of technology executives — who donated \$300,000 that night — the expansion of health insurance would be his major focus in 2007.

"Gov. Schwarzenegger has put health care at the top of his legislative agenda," says Patrick Shannon, an attorney with Greenberg Traurig LLP, who attended the function.

In fact, next year is shaping up as the year of the great health care battle. State Sen. Sheila Kuehl, D-Santa Monica, plans to reintroduce her bill from this year that would have created a single-payer health insurance plan. That bill, SB 840, passed the Legislature but was vetoed by Mr. Schwarzenegger.

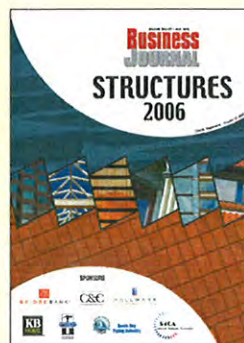
The battle may move to the vot-

See HEALTHCARE, Page 45



DENNIS G. HENDRICKS

WINNERS: Barry Swenson, left, of Barry Swenson Builder, and his partner in the City Heights project, Moosa Malek, president and CEO of MPM Corporation, are all smiles and why not? Their 124-unit San Jose high-rise project was honored as the Residential Development of the Year.



And the winner is...

Barry Swenson Builder again took top honors as the Silicon Valley/San Jose Business Journal paid tribute to the year's top accomplishments in various real estate fields.

This is the second straight year the veteran builder has walked off with top honors as Developer of the Year. His 124-unit San Jose high-rise project — City Heights — also was named the Residential Development of the Year.

For full results and a look at all the top companies, individuals and projects, see the Structures magazine inside today's issue.

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Suite 100
San Jose, CA
95112

Builder says his construction technique is more cost effective and seismically stronger



IN USE: Barry Swenson, president and CEO of Barry Swenson Builder, said he has used his Landmaker method of construction on a number of projects, including Tamien Place. "It's so simple, it makes me laugh," he said.

BY KATHERINE CONRAD

At a time when developers are searching for ways to cut costs, Barry Swenson has developed a construction system he believes will ensure his company's survival during a turbulent economy, with an added bonus — the system exceeds seismic standards.

He calls it the Landmaker, a building system he developed several years ago when he began constructing residential high-rises.

Swenson, president of Barry Swenson Builder, was looking for ways to place structural load-bearing walls while building Tamien Place, Vendome Place and City Heights so that they would not block views.

AT-A-GLANCE

Barry Swenson Builder
Headquarters: San Jose
CEO: Barry Swenson
Revenue: \$214 million
Year founded: 1977
Number of employees: 175
Web site: www.barryswensonbuilder.com
Phone: 408.287.0246

The result — the Landmaker system — calls for putting the strength of the building on the inside of the structure, where it belongs, rather than the outside, Swenson said.

"I've never seen it done in my life," Swenson said. "It's so simple, it makes me laugh."

Two-foot concrete walls are constructed around steel rebar, rather than a steel frame. The foundation is 6 feet thick, but the walls require less material, and consequently the entire project costs less to build. The process removes 20 percent of the steel normally required to erect a structure because the reinforcements are already in place.

"The entire Bay Area is obsessed with

steel — it's stuck on steel," said Brice Schilling, project engineer for the company. "But concrete is safer, stronger and cheaper. It's also available locally."

Seismic possibilities?

Swenson also discovered that the system could be modified to meet stringent seismic standards for hospitals. Add another foot — an extra \$5 worth of concrete per square foot — and it is still less than half the cost of reinforcing the structures with steel, he said.

The system could be a valuable tool in the statewide mandate to seismically retrofit hospital structures — a process that the state has delayed several times because it's expensive and difficult. Bay Area hospitals are struggling to meet the requirements as they struggle with the financial constraints of upgrading their facilities. The most recent deadline of 2010 has been postponed to 2015.

"People are desperate to meet very stringent hospital codes," said Swenson, who sees the Landmaker as a cost-effective solution.

Swenson said his company has done work for the now-defunct San Jose Hospital and still has a relationship with O'Connor Hospital.

So far, Barry Swenson Builder has employed the Landmaker only in its San Jose high-rise projects — a total of a half million square feet.

He believes the system will help his company win more construction projects because the process reduces costs by 25 percent to 30 percent. This is not only because concrete is cheaper than steel, but the system requires less materials to build high-rise projects while providing greater structural integrity.

For example, using the Landmaker, a seven-story structure could cost as little as \$36 per square foot to build for

a total of \$7.3 million. By comparison, a conventional concrete building would cost \$47 per square foot for a total of \$9.3 million, and a conventional steel building would cost \$62 per square foot for a total of \$12.2 million.

After Swenson's lawyer caught wind of the system, he urged Swenson to obtain a patent. The company filed for one last year, beginning the process that could take a year or longer.

Swenson said he is still scratching his head in wonder that something "so simple" is patentable.

"I never knew you could patent a building system," he said.

Real-world testing

The system couldn't have come along at a better time. Swenson and his team are meeting later this month with representatives from a high-tech company and major mall developer regarding future construction plans.

Another developer, BRE Properties Inc., is still trying to obtain the financing needed to proceed with construction of a high-rise apartment project on land owned by Barry Swenson Builder on North First Street in San Jose.

"The Landmaker made it so they could get a return," Swenson said, referring to the fact that the system reduced construction costs substantially.

But the project remains in limbo, a victim of the credit freeze.

"Not only does the city need jobs. I need jobs — my people do," Swenson said. "But it looks like they're going to delay it. It's a sad thing."

BRE's vice president of development, John Wayland, would not comment on the project.

Swenson knows the decision has nothing to do with the project and everything to do with the economic climate. This is precisely where he believes the Landmaker will help his company — it has before.

Several years ago when he presented bank examiners with the costs of developing City Heights, they were slow to react. Swenson called to find out why.

"They said they were not worried that we were \$10 million too high, they were worried that we were \$10 million too low," Swenson recalled. "They were comparing our costs to other buildings. When we showed them we had done it once at Vendome, then the bank became believers."

Finding other engineers to discuss the merits of the system is difficult because no one outside the company was familiar enough with the system to comment. But Swenson said he has already proven that it works.

Swenson views the Landmaker as his secret weapon that will help his company navigate the tough economic waters ahead. He just needs to obtain the financing. And when he does, he'll be

ready to go on three more projects, the Carlyle, Park View Towers and a project on North San Pedro.

But the markets need to ease up, he said.

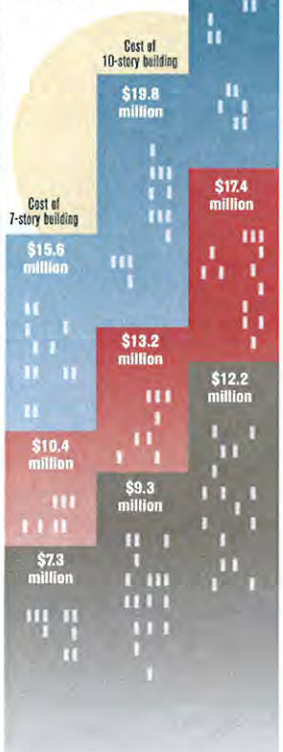
"I've never seen an economy like this in my life," he said. "I'm working harder than ever trying to find work. Nobody is building anything in the whole market."

KATHERINE CONRAD can be reached at 408.299.1820 or kconrad@bizjournals.com.

Landmaker method

Barry Swenson Builder claims its construction method can save as much as 30 percent in the cost of a building's internal structure.

■ Conventional steel
■ Conventional concrete
■ Landmaker



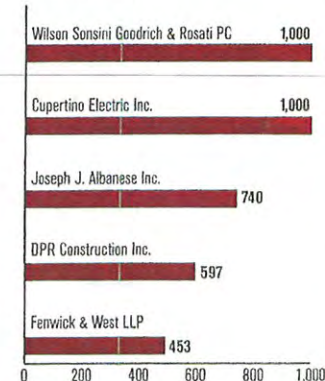
SOURCE: BARRY SWENSON BUILDER. BASED ON JULY 1, 2008, CONSTRUCTION COSTS

A CLOSER LOOK

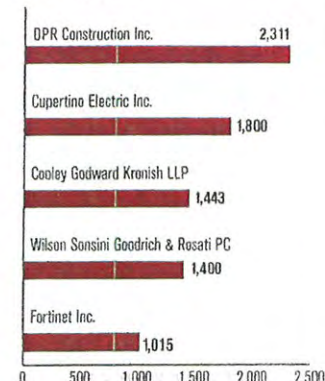
Legal heavyweights

Wilson Sonsini Goodrich & Rosati, Cooley Godward Kronish and Fenwick & West are big employers in the valley and beyond, earning spots among the five largest employers in the private sector.

Biggest valley employers



Biggest companywide



SOURCE: BUSINESS JOURNAL RESEARCH

Private Companies

Based in Silicon Valley* — ranked by fiscal-year revenue

Rank 2007	Company Address Phone, Web address	Most recently completed fiscal-year revenue/ fiscal year-end	Employees in Silicon Valley**/ companywide	Nature of operations	Top local executive(s)/ year established in Silicon Valley*
1 NR	Webcor Builders 951 Mariners Island Blvd., 7th Floor, San Mateo 94404 650-349-2727, www.webcor.com	\$2.02 billion 12/31/07	191 1,012	Commercial contractor	Andy Ball 1971
2 1	DPR Construction Inc. 1450 Veterans Blvd., Redwood City 94063 650-474-1450, www.dprinc.com	\$1.47 billion 12/31/07	597 2,311	Commercial contractor and construction manager	Douglas Woods 1990
3 3	ASI Corp. 40289 Fremont Blvd., Fremont 94538 510-226-8000, www.asipartner.com	\$1.4 billion 12/31/07	150 850	Computer hardware/software distributor	Morcel Liang 1987
4 4	Hathaway Dinwiddie Construction Co. 565 Laurelwood Road, Santa Clara 95054 408-988-4200, www.hdccc.com	\$830.88 million 9/30/07	70 292	General contracting	Stephen McCoid 1923
5 8	Rosendin Electric Inc. 880 Mabury Road, San Jose 95133 408-288-2800, www.rosendin.com	\$553 million 12/31/07	1 1	Electrical design and contracting	Tom Surley 1919
6 6	Wilson Sonsini Goodrich & Rosati PC 650 Page Mill Road, Palo Alto 94304 650-483-9300, www.wsgri.com	\$531 million 1/31/08	1,000 1,400	Law firm	Larry Sonsini 1981
7 NR	Cooley Godward Kronish LLP 3175 Hanover St., Palo Alto 94304 650-843-5000, www.cooley.com	\$485 million 12/31/07	373 1,443	Law firm	Stephen Neal 1980
8 7	San Jose Construction Co. Inc. 1210 Coleman Ave., Santa Clara 95050 408-986-0711, www.sanjoseconstruction.com	\$456.5 million 11/30/07	110 130	Commercial general contracting	John Di Manto 1984
9 9	Cupertino Electric Inc. 1132 N. Seventh St., San Jose 95112 408-808-8000, www.cel.com	\$396 million 12/31/07	1,000 1,800	Electrical construction	John Bancher 1954
10 11	W. L. Butler Construction Inc. 204 Franklin St., Redwood City 94063 650-361-1770, www.wlbutler.com	\$240.27 million 12/31/07	108 197	General contractor	William Butler 1975
11 15	Barry Swenson Builder 777 N. First St., Fifth Floor, San Jose 95112 408-287-0246, www.barryswensonbuilder.com	\$214.16 million 8/30/07	175 176	Contractor/builder	Barry Swenson 1977
12 NR	Critchfield Mechanical Inc. 4085 Campbell Ave., Menlo Park 94025 650-321-7801, www.cmlinc.com	\$211.2 million 11/30/07	300 300	Design/build mechanical contracting	Joe Critchfield 1977
13 12	XL Construction Corp. 651 Buckeye Court, Milpitas 95035 408-240-6000, www.xlconstruction.com	\$194 million 12/31/07	190 190	Commercial general contractor	Eric Raff, Mario Wiltman, David Beck 1992
14 13	Fenwick & West LLP 601 California St., Mountain View 94041 650-988-8500, www.fenwick.com	\$182.73 million 12/31/07	453 616	Law firm	Gordon Davidson 1972
15 14	Alain Pinel Realtors Inc. 12772 Saratoga-Sunnyvale Road, Saratoga 95070 408-741-1111, www.apr.com	\$180.47 million 12/31/07	90 130	Residential real estate	Paul Hulme 1990
16 21	Redwood City Electric Inc. 2775 Northwestern Parkway, Santa Clara 95051 408-450-4800, www.rcelectric.com	\$170 million 9/30/07	1 1	Electrical contracting	Dennis Barker 1974
17 20	Navo Construction Inc. 1042 Hamilton Court, Menlo Park 94025 650-701-1500, www.navoconstruction.com	\$163.4 million 10/31/07	95 95	General contractor	James Fowler 2000
18 16	Casto Travel Inc. 900 Lafayette St., Suite 105, Santa Clara 95050 408-984-7003, www.casto.com	\$161.42 million 12/31/07	153 193	Travel management services	Marylee Casto 1975
19 NR	Fortinet Inc. 1090 Kifer Road, Sunnyvale 94086 408-235-7700, www.fortinet.com	\$156 million 12/31/07	131 1,015	Network security	Ken Xia 2000
20 17	One Workplace 1057 Montague Expressway, Milpitas 95035 408-263-1001, www.oneworkplace.com	\$146.86 million 12/31/07	298 308	Office furnishings, audio visual and related services for business	Mark Ferrari 1925
21 22	Alfa Tech Cambridge Group 97 E. Brokaw Road, No. 300, San Jose 95112 408-467-1200, www.atcginc.net	\$142 million 12/31/07	113 155	Project and construction management, mechanical and electrical design and tech design	Jeff Fini, Bill Hammarson 1987
22 19	Joseph J. Albanese Inc. 986 Walsh Ave., Santa Clara 95050 408-727-5700, www.jalbanese.com	\$140 million 5/31/08	740 740	Concrete construction, engineering, masonry, concrete pumping	John Albanese 1955
23 18	South Bay Construction Co. 176 Knowles Drive, Suite 120, Los Gatos 95032 408-379-5500, www.sbcc.com	\$122 million 12/31/07	75 75	General contracting	Rich Furtado, J.B. Cahoon, Cameron Peach 1975
24 23	Sprig Electric 1860 S. Tenth St., San Jose 95112 408-298-3134 x303, www.sprigelectric.com	\$110 million 3/31/07	315 410	Electrical, data and alternative energy contractor	Pepper Snyder 1970
25 34	Air Systems Inc. 940 Remillard Court, San Jose 95122 408-280-1666, www.airsystemsinc.com	\$91 million 12/31/07	1 1	Electrical contracting	Art Williams 1974

*Silicon Valley includes Santa Clara County, Fremont, Newark and Union City in Alameda County, Atherton, Belmont, East Palo Alto, Foster City, Menlo Park, Portola Valley, Redwood City, San Carlos, San Bruno and Woodside in San Mateo County, San Benito, Santa Cruz and Monterey counties. Although every attempt is made to ensure the accuracy and thoroughness of Business Journal lists, omissions sometimes occur.

NOTES: 1. Did not disclose NR = Not ranked.
2. Additional top local executives are Pete Kelly, Jim Muscarella and Rick Talpale.
Information was obtained from company representatives and other Business Journal lists.

If your company would like to be considered for next year's list, or if there are any corrections or additions, write to: Research, Business Journal, 90 W. Third St., Suite 100, San Jose, CA 95112, fax: 408-295-5023, or e-mail: shayden@bizjournals.com.

Research by Sara H. Hayden
and Laura Culland
List published June 6, 2008

It's time to get the world talking.

You and your company can be part of the solution. You're just a click away.

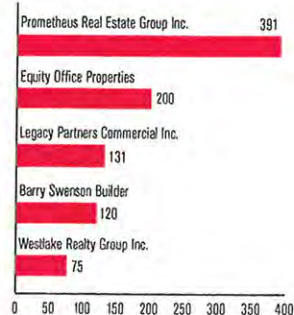
www.globalmindshift.org

A CLOSER LOOK

Employer leader

Prometheus Real Estate Group Inc. is again the biggest employer in the valley among this year's commercial property owners, with nearly twice as many workers as its next biggest competitor. Prometheus is the largest private owner of multifamily properties in the Bay Area.

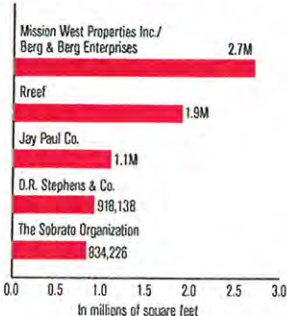
Ranked by local work force:



Most available space

Mission West Properties Inc./Berg & Berg Enterprises has had the most space available for lease in the valley on this list for the past five years.*

Ranked by available space:



*Three companies did not provide this information: Equity Office Properties, Barry Swenson Builder and Orchard Partners LLC.

SOURCE: BUSINESS JOURNAL RESEARCH

Commercial Property Owners

Ranked by total leasable commercial square footage owned in Silicon Valley*

Rank 2008	Company Address Phone, Web address	Total leasable commercial square footage owned in Silicon Valley/ companywide	Square feet under contract for development/ available for lease in Silicon Valley	Notable properties owned, city	Top local executive(s)
1	Equity Office Properties 2655 Campus Drive, Suite 100, San Mateo 94403 650-372-3500, www.equityoffice.com	15.1 million 60 million	0 1	Mission Towers, Santa Clara Skyport Center, San Jose Metro Center, Foster City	John Moe
2	Reef 3303 Octavius Drive, Suite 102, Santa Clara 95054 408-988-7787, www.reef.com	9.6 million 147 million	340,000 1.9 million	Reef Silicon Valley portfolio, multi-cities 160 W. Santa Clara office bldg., San Jose Sunnyvale Town Center, Sunnyvale	Steve George Jim Ida
3	Mission West Properties Inc./Berg & Berg Enterprises 10050 Bantley Drive, Cupertino 95014 408-725-0700, www.missionwest.com	8 million 8 million	0 2.7 million	Microsoft Corp. campus, Mountain View Silver Creek Business Park, San Jose San Tomas Technology Park, Santa Clara	Carl Berg
4	The Sobrato Organization 10600 N. De Anza Blvd., Cupertino 95014 408-445-0700, www.sobrato.com	7.96 million 7.96 million	150,000 834,226	Nvidia Corp. headquarters, Santa Clara Netflix Inc. headquarters, Los Gatos Yahoo Inc. at Great America, Santa Clara	John Sobrato
5	AMB Property Corp. 1360 Willow Road, Suite 100, Menlo Park 94025 650-330-9000, www.amb.com	7.1 million 131.5 million	0 820,366	Willow Park, Menlo Park AMB TriPoint, San Jose Moffett Distribution, Sunnyvale	Hamid Moghadam
6	Barry Swenson Builder 777 N. First St., Fifth Floor, San Jose 95112 408-287-0246, www.barryswensonbuilder.com	5.5 million 6.5 million	375,000 1	Merrill Gardens at Willow Glen, San Jose Fremont Times Square, Fremont Paloma Square, San Jose	Barry Swenson
7	Legacy Partners Commercial Inc. 4000 E. Third Ave., Suite 600, Foster City 94024 650-571-2200, www.legacypartners.com	4.1 million 18.5 million	743,949 442,950	Legacy Almaden Plaza, San Jose America Center, San Jose Riverpark Towers, San Jose	Barry DiRaimondo
8	D.R. Stephens & Co. 465 California St., Suite 330, San Francisco 94104 415-781-8000, www.drstephens.com	3.5 million 5.5 million	0 910,138	250-280 N. Bernardo Ave., Mountain View 1621 Barber Lane, Milpitas 355 & 455 Trimble Road, San Jose	Donald Stephens
9	South Bay Development Co. 1650 Dell Ave., Campbell 95008 408-373-9400, www.southbay.us	2.9 million 3.3 million	0 200,000	El Gato Business Park, Los Gatos North First Street Corp. Center, San Jose Montague Corp. Center, San Jose	Mark Regoli Scott Trobabe
10	Jay Paul Co. 350 California St., Suite 1905, San Francisco 94104 415-263-7400, www.jaypaul.com	2.7 million 3.4 million	956,600 1.1 million	Moffett Towers, Sunnyvale Anha Plaza, Sunnyvale 395 Page Mill Road, Palo Alto	Janetta Sammartino Matt Lituchy
11	Westlake Realty Group Inc. 520 S. El Camino Real, Ninth Floor, San Mateo 94402 650-579-1010, www.westlake-realty.com	2 million 2.8 million	0 140,000	520 El Camino Building, San Mateo Charter Square Shopping Ctr., Foster City Lawrence Business Park, Santa Clara	Robert Klag
12	WP Investments 2101 Woodside Road, Woodside 94062 650-568-7300, www.wpinvestments.com	1.95 million 3 million	0 40,000	Fleming Business Park, Milpitas Montague Technology Park, Milpitas Veteran Square, Redwood City	David Denton
13	Federal Realty Investment Trust 3055 Olin Ave., Suite 2100, San Jose 95128 408-551-4600, www.federalrealty.com	1.62 million 18.1 million	75,000 110,000	Santana Row, San Jose Westgate Mall, San Jose Old Town Center, Los Gatos	Jeff Berkes
14	JP DiNapoli Cos. Inc. 99 Almaden Blvd., San Jose 95113 408-998-2460, www.dnco.com	1.618 million 1.9 million	0 52,452	Sunnyvale Research Center, Sunnyvale Senter Rd Social Svcs Complex, San Jose Comcast Regional Hub, San Jose	John DiNapoli
15	Toeniskoetter & Breeding Inc. Development 1960 The Alameda, Suite 20, San Jose 95126 408-246-7500, www.tbdevelopment.com	1.6 million 1.6 million	0 120,000	91 E. Tasman Drive, San Jose 2150 N. First St., San Jose 450 W. Santa Clara St., San Jose	Brad Krouskup
16	Westcore Properties LLC 2658 Bridgeway Ave., Suite 100, Sausalito 94965 415-331-5900, www.westcore.net	1.5 million 7 million	0 305,000	Fortune Technology Park, San Jose Mission Falls Business Park, Fremont 3151 Jay St., Santa Clara	Neil Johnson
17	BPG Properties Ltd. 100 W. San Fernando St., San Jose 95113 310-725-8430, www.bpgltd.com	985,444 20.5 million	0 199,000	CityView Plaza, San Jose	Andrew White
18	Orchard Partners LLC 2695 N. First St., Suite 310, San Jose 95134 408-922-0400, www.orchardpartners.com	825,000 1.4 million	1 1	Oak Creek Technology Centre, Milpitas 1252 & 1310 Orleans Drive, Sunnyvale 475 & 535 Oakmead Parkway, Sunnyvale	Michael Biggar
19	Sares Regis Group of Northern California 901 Mariners Island Blvd., Suite 700, San Mateo 94404 650-378-2800, www.srgnc.com	794,000 41 million	455,000 0	Tower Plaza, San Mateo Commerce Park, Foster City Bayside Business Park, Fremont	Jeff Birdwell
20	Prometheus Real Estate Group Inc. 1800 S. Norfolk St., Suite 150, San Mateo 94403 650-931-3400, www.prometheusreg.com	646,969 870,428	0 64,518	Atrium, San Mateo Cupertino City Center, Cupertino Mountain View City Ctr., Mountain View	Jackie Safier
21	DivcoWest 575 Market St., 35th Floor, San Francisco 94105 415-284-5700, www.divcowest.com	641,800 3.4 million	0 150,000	Lake Park Business Center, Santa Clara Orchard Parkway, San Jose 1870 Embarcadero Road, Palo Alto	Stuart Shift Steve Novick
22	West Valley Properties Inc. 280 Second St., Suite 230, Los Altos 94022 650-559-8484, www.westvalleyproperties.com	372,500 2.5 million	0 0	South Valley Plaza, Gilroy Castro Commons, Mountain View	Jon Rayden
23	MCM Diversified Inc. 777 N. First St., Suite 600, San Jose 95112 408-288-2400, www.mcmdiversified.com	264,672 264,672	0 0	1900 The Alameda, San Jose 210 N. Fourth St., San Jose 4970 El Camino Real, Los Altos	Martin Menne

*Silicon Valley includes Santa Clara County, Fremont, Newark and Union City in Alameda County, Atherton, Belmont, East Palo Alto, Folsom City, Menlo Park, Portola Valley, Redwood City, San Carlos, San Mateo and Woodside in San Mateo County, and San Benito, Santa Cruz and Monterey counties. Although every attempt is made to ensure the accuracy and thoroughness of Business Journal lists, omissions sometimes occur.

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NOTES: † Did not disclose. NR - Not ranked. Information was obtained from company representatives.

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Research by Julia Cooper
List published April 24, 2009

Family-Owned Businesses

Operating in Silicon Valley* — ranked by most recently completed fiscal-year revenue

Rank	Company 2004 Address Rank Phone, Web address	Revenue/ fiscal year-end date/ generation of leadership	Generations participating in business/ founder(s)	Business description/ year established	Owner(s)
1	ASI Corp. 48289 Fremont Blvd., Fremont 94538 1 510-354-0637, www.asipartner.com	\$1.11 billion 12/31/06 First	First Christine Liang	Computer components distributor 1987	Christine Liang
2	San Jose Construction Co. Inc. 1210 Coleman Ave., Santa Clara 95050 2 408-986-8711, www.sanjosconstruction.com	\$405 million 11/30/06 First	† John Di Manto	Commercial general contracting 1984	John Di Manto
3	W. L. Butler Construction Inc. 204 Franklin St., Redwood City 94063 4 650-361-1270, www.wlbutler.com	\$205 million 12/31/06 First	First and second Bill Butler	Full-service general contractor 1975	Bill Butler
4	Alain Pinel Realtors Inc. 12772 Saratoga-Sunnyvale Road, Saratoga 95070 3 408-741-1111, www.apr.com	\$165.23 million 12/31/06 First	First and second Paul Hulme	Residential real estate brokerage company 1990	Paul Hulme
5	Barry Swenson Builder 777 N. First St., Fifth Floor, San Jose 95112 6 408-287-0248, www.barryswensonbuilder.com	\$162.99 million 6/30/07 Third	Third and fourth Barry Swenson	Contractor and developer 1977	Barry Swenson
6	Casto Travel 900 Lafayette St., Santa Clara 95050 7 408-984-7000, www.casto.com	\$138.04 million 12/31/06 First	Second Maryles Casto	Travel management services 1975	Maryles Casto
7	One Workplace L. Ferrari 1057 Montague Expressway, Milpitas 95035 9 408-263-1001, www.oneworkplace.com	\$130.61 million 12/31/06 Second	Second and third Elmo Ferrari Curtis Lindsay	Office furnishings and related services 1925	Mark Ferrari Dave Ferrari
8	Jos. J. Albanese Inc. 986 Walsh Ave., Santa Clara 95050 10 408-727-5700, www.jjalbanese.com	\$123 million 5/31/07 Second	Second and third Joseph Albanese	Full-service, self- performing concrete contractors 1944	John Albanese
9	Wolfe Engineering 1450 Kifer Road, Sunnyvale 94086 12 408-617-6300, www.e-wolfe.com	\$71.1 million 12/31/06 First	First and second John Wolfe	Gas/chemical delivery systems 1992	John Wolfe Rita Wolfe
10	M.E. Fox & Co. 128 Component Drive, San Jose 95131 NR 408-435-6510, www.mefox.com	\$69 million 12/31/06 Second	† Michael Fox Sr. Mary Ellen Fox	Wholesale beverage distributor and importer 1965	Michael Fox Sr. Mary Ellen Fox
11	MAI Industries Inc. 105 Bonaventura Drive, San Jose 95134 14 408-434-9880, www.maiindustries.com	\$59.34 million 10/31/06 Second	† Roger Mairose Wendy Mairose	General contractor 1973	Roger Mairose, Wendy Mairose, Michael Mairose
12	B.T. Mancini Co. Inc. 876 S. Milpitas Blvd., Milpitas 95035 NR 408-942-7900, www.btmancini.com	\$56.6 million 1/31/07 Second	First and second Brooks Mancini	Specialty contractor 1964	Skip Mancini
13	Bayside Interiors Inc. 3220 Darby Common, Fremont 94539 23 510-438-9171, www.baysideinteriors.com	\$48.2 million 12/31/06 Second	First and second Burke Nicholson	Specialty contractor (commercial) 1984	Michael Nicholson Steven Rivera
14	Normandin Chrysler Jeep 900 Capital Expressway Auto Mall, San Jose 95136 16 408-266-9500, www.normandinchrysler.com	\$45.5 million 12/31/06 Fifth	Fourth, fifth and sixth Amabel Normandin	Franchised new automotive dealership 1875	Louis Normandin Mark Normandin
15	RFI Enterprises Inc. 260 Turtle Creek Court, San Jose 95125 18 408-298-5400, www.rfi.com	\$39 million 12/31/06 Second	First and second Lawrence Reece	Alarm/security communication systems 1979	Lawrence Reece
16	Mission Valley Ford Trucks 780 E. Brokaw Road, San Jose 95112 13 408-933-2300, www.missionvalleyford.com	\$36.92 million 12/31/06 First	† Ernest Speno	Self/lease new/used trucks, fabricate/install truck bodies 1966	Ernest Speno Jeffrey Speno
17	MacLaughlin Properties/MacLaughlin & Co. 1798 Junction Ave., Suite A, San Jose 95112 NR 408-436-1441, www.maccoco.org	\$36 million 12/31/06 Second	† William MacLaughlin	Property management 1963	†
18	O.C. McDonald Co. Inc. 1150 W. San Carlos St., San Jose 95126 21 408-285-2192, www.ocmcdonald.com	\$32.57 million 12/31/06 Fourth	Fourth Oren Charles McDonald	Mechanical contractor 1906	Lois McDonald James McDonald
19	Peninsula Valve & Fitting Inc. 1260 Pear Ave., Mountain View 94043 22 650-965-4197, www.penvulve.com	\$27.09 million 11/30/06 First	† Bruce Black Julie Black	Distributes fluid handling components and systems 1975	Bruce Black Julie Black
20	Duran Human Capital Partners Inc. 300 Orchard City Drive, Suite 142, Campbell 95008 NR 408-540-0071, www.duranhcap.com	\$19.8 million 12/1/06 First	First James Duran	Staffing and HR consulting for high-tech community 1994	James Duran Sylvia Duran
21	Service By Medallion 2522 Leghorn St., Mountain View 94043 24 650-625-1010, www.servicebymedallion.com	\$18.47 million 12/31/06 Second	† Roland Strick Sr.	Commercial building maintenance and supplies 1978	Mr./Mrs. Roland Strick Sr. Roland Strick Jr.
22	Galli Produce Inc. 1650 Old Bayshore Hwy., San Jose 95112 NR 408-436-6100, www.galliproduce.com	\$18 million 06/30/07 Third	† Angelo Galli	Wholesale produce 1988	†
23	The Office City 604 Price Ave., Redwood City 94063 NR 650-364-4311, www.theofficecity.com	\$12.29 million 9/30/06 First	First and second Richard Dodge	Commercial office products, furniture, custom printing 1968	Richard Dodge Bill Jones
24	A Tool Shed Inc. 55 E. Hamilton Ave., Campbell 95008 NR 408-374-2236, www.atoolshed.com	\$9.02 million 12/31/06 Third	Second and third Robert MacArdel Geneva MacArdel	Rent/sell equipment for homeowners, landscapers, contractors, industry 1945	The Pedersen Family
25	Almaden Valley Athletic Club 5400 Camden Ave., San Jose 95124 NR 408-267-3700, www.avac.us	\$8.45 million 12/31/06 First	First Joseph Shank, JoAnn Shank, James Theiring, Linda Theiring	Family health, fitness, wellness facility 1976	Joseph Shank JoAnn Shank

*Silicon Valley includes: Santa Clara County, Scotts Valley and Santa Cruz in Santa Cruz County, Fremont, Newark and Union City in Alameda County, and Atherton, Belmont, East Palo Alto, Foster City, Menlo Park, Redwood City, San Carlos and San Mateo in San Mateo County, San Bruno, Santa Cruz and Monterey counties. Although every attempt is made to ensure the accuracy and thoroughness of Business Journal lists, omissions sometimes occur.

NOTES: NR - Not ranked; † - Did not disclose.
Information was obtained from company representatives.

If your company would like to be considered for next year's list, or if there are any corrections or additions, write to: Research, Business Journal, 96 N. Third St., Suite 100, San Jose, CA 95112; fax 408-295-5908; or e-mail: shayden@bizjournal.com.

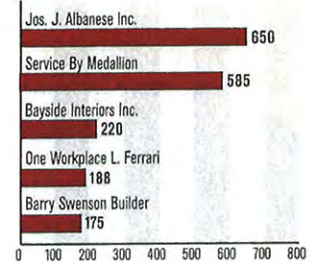
Research by Sara R. Hayden
and Lisa D. Bell
List published Aug. 31, 2007

A CLOSER LOOK

All in the family:

Our list ranks the top family-owned businesses in Silicon Valley by revenue.

Ranked by number of employees in Silicon Valley:



Oldest family-owned businesses:

Normandin Chrysler Jeep	1875
O. C. McDonald Co. Inc.	1906
One Workplace L. Ferrari	1925
A Tool Shed Inc.	1945
Jos. J. Albanese Inc.	1955

SOURCE: BUSINESS JOURNAL RESEARCH

Commercial Contractors

Ranked by 2007 revenue earned from at-risk general contracting in Silicon Valley*

Rank 2007	Company Address Phone, Web address	2007 revenue earned from at-risk general contracting on projects in Silicon Valley/ companywide	Value of new at-risk contracts awarded for projects in Silicon Valley in 2007/ companywide	Principal(s)
1	Devcon Construction Inc. 951 Manners Island Blvd., Seventh Floor, San Mateo 94404 650-349-2727, www.devcon-const.com	\$685 million \$777 million	\$700 million \$925 million	Gary Filizeth
2	Webcor Builders 951 Manners Island Blvd., Seventh Floor, San Mateo 94404 650-349-2727, www.webcor.com	\$569 million \$702 billion	\$161 million \$2.6 billion	Andy Ball
3	San Jose Construction Co. Inc. 1210 Coleman Ave., Santa Clara 95050 408-986-8711, www.sanjoseconstruction.com	\$486.76 million \$552 million	† †	John Di Mante
4	Rudolph and Stetten Inc. 1600 Seaport Blvd., Redwood City 94063 650-216-3600, www.rudolphandstetten.com	\$431 million \$1.23 billion	\$640 million \$1.45 billion	Martin Sisemore
5	Barry Swenson Builder 777 N. First St., Fifth Floor, San Jose 95112 408-287-0246, www.barryswensonbuilder.com	\$193 million \$214 million	† †	Barry Swenson
6	DPR Construction Inc. 1450 Veterans Blvd., Redwood City 94063 650-474-1450, www.dprinc.com	\$189 million \$1.46 billion	\$250 million \$1.73 billion	Douglas Woods
7	Hathaway Dinwiddie Construction Co. 565 Laurelwood Road, Santa Clara 95054 408-988-4200, www.hdcoco.com	\$177 million \$831 million	\$201 million \$773 million	Steve McCord
8	W.L. Butler Construction Inc. 204 Franklin St., Redwood City 94063 650-361-1270, www.wlbutler.com	\$165 million \$266 million	\$178 million \$304 million	William Butler
9	Novo Construction Inc. 1042 Hamilton Court, Menlo Park 94025 650-701-1500, www.novoconstruction.com	\$163 million \$163 million	\$163 million \$163 million	James Fowler
10	Turner Construction Co. 60 S. Market St., Suite 1100, San Jose 95113 408-295-7598, www.turnerconstruction.com/sanjose	\$158 million \$9.3 billion	\$315 million \$10.5 billion	Kevin Antonelli
11	XL Construction Corp. 851 Buckeye Court, Milpitas 95035 408-240-6000, www.xlconstruction.com	\$157 million \$192 million	\$47 million \$85 million	Eric Raff
12	South Bay Construction Co. Inc. 170 Knowles Drive, Suite 120, Los Gatos 95032 408-379-5500, www.sbcic.com	\$142 million \$142 million	† †	Richard Furtado JB Cahoon Cameron Peach
13	Swinerton Builders 1955 Laurelwood Road, Santa Clara 95054 408-587-5755, www.swinerton.com	\$126 million \$1.93 billion	\$115 million †	John Elwood
14	Hensel Phelps Construction Co. 226 Airport Parkway, Suite 150, San Jose 95110 408-452-1800, www.henselphelps.com	\$119 million \$3 billion	\$119 million \$2.9 billion	Jon Ball
15	Valli Construction Inc. 808 E. McGillicy Lane, Campbell 95008 408-377-5000, www.valliconstruction.com	\$98.5 million \$111.3 million	\$83.2 million \$96.8 million	Chad Lanza
16	Clark Construction Group-California LP 7677 Oakport St., Suite 1040, Oakland 94621 510-430-1700, www.clarkconstruction.com	\$77.7 million \$74 million	\$132 million \$1.4 billion	Bobby Hood
17	MAI Industries Inc. 105 Bonaventura Drive, San Jose 95134 408-434-9800, www.maiindustries.com	\$74.5 million \$74.5 million	† †	Roger Marrose Barry Paxton Wendy Marrose
18	Blach Construction Co. 469 El Camino Real, Suite 120, Santa Clara 95050 408-244-7100, www.blach.com	\$67.6 million \$81 million	\$160 million \$26 million	Michael Blach
19	S.J. Amoroso Construction Co. Inc. 390 Bridge Parkway, Redwood City 94065 650-654-1900, www.sjamoroso.com	\$65.6 million \$373.2 million	\$113.2 million \$476.9 million	Dana McManus
20	McLarney Construction Inc. 355 S. Daniel Way, San Jose 95128 408-246-8500, www.mclarney.com	\$45 million \$45 million	\$42 million \$42 million	Kevin McLarney
20	West Valley Construction Co. Inc. 580 McGillicy Lane, Campbell 95008 408-371-5510, www.westvalleyconstruction.com	\$45 million \$78.1 million	\$24.3 million \$65.4 million	Michael Kelly
22	Gordon-Prill 1245 Pear Ave., Mountain View 94043 650-335-1990, www.gordonprill.com	\$42.5 million \$42.5 million	\$55 million \$55 million	Patrick Dolci
23	TBI Construction & Construction Management Inc. 1960 The Alameda, Suite 100, San Jose 95126 408-246-3691, www.tbionline.com	\$42 million \$42 million	\$60 million \$60 million	Anthony Miranda
24	Daley's Drywall & Taping Inc. 960 Camden Ave., Campbell 95008 408-374-7626, www.daleysdrywall.com	\$40.4 million \$40.4 million	\$42 million \$42 million	Craig Daley
25	Meade Construction Group Inc. 645 River Oaks Parkway, San Jose 95134 408-321-6450, www.meadegroup.biz	\$32.9 million \$35.5 million	\$50.9 million \$54.1 million	Andrew Meade

*Silicon Valley includes Santa Clara County, Fremont, Newark and Union City in Alameda County; Atherton, Belmont, East Palo Alto, Foster City, Menlo Park, Portola Valley, Redwood City, San Carlos, San Mateo and Woodside in San Mateo County; San Bruno, Santa Cruz and Monterey counties. Although every attempt is made to ensure the accuracy and thoroughness of Business Journal lists, omissions sometimes occur.

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NOTES: † Did not disclose. NR: Not ranked. Information was obtained from company representatives. In case of ties, companies are listed alphabetically.

If your company would like to be considered for next year's list, or if there are any corrections or additions, write to Research, Business Journal, 96 N. Third St., Suite 100, San Jose, CA 95112, fax: 408.295.5026, or e-mail: jnlacoper@bizjournals.com.

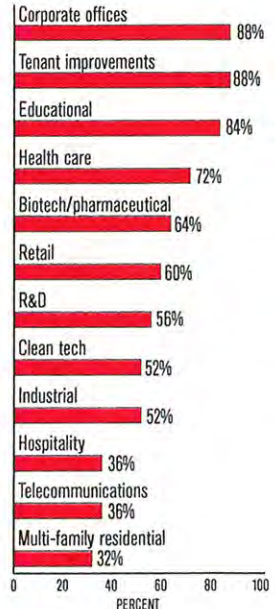
Research by Denise Sedlack
List published Nov. 7, 2008

A CLOSER LOOK

Diverse projects

The type of work done by this year's top 25 firms covered a broad range of projects in 2007.

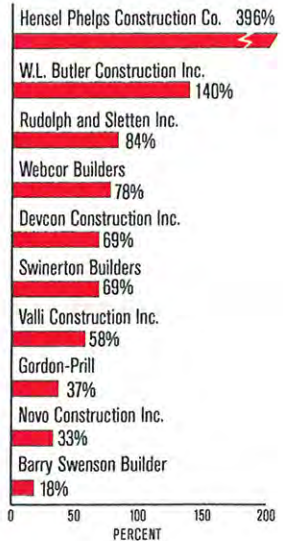
Project type



Top 10 gainers

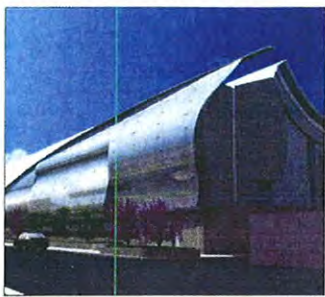
Hensel Phelps Construction Co. led the way among companies that showed year-to-year sales jumps.

Ranked by percentage increase in revenue

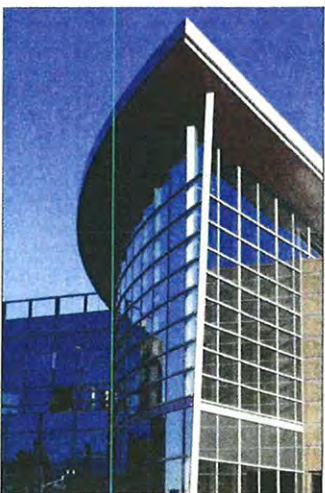


SOURCE: BUSINESS JOURNAL RESEARCH

A CLOSER LOOK



Mineta San Jose Int'l Airport terminal area improvement, City of San Jose. Major expansion for Silicon Valley's largest commercial airport.



Moffett Towers, Moffett Towers LLC, at 11th Avenue and H Street, Sunnyvale. An office development with seven eight-story towers.



Axis, Almaden Tower Venture LLC, at 38 N. Almaden, San Jose. A 22-story condominium tower with three levels of subterranean parking.

SOURCE: BUSINESS JOURNAL RESEARCH

New Construction Projects

In Silicon Valley* — ranked by total square feet of physical facilities being constructed

Rank	Project name	Total square feet/ total cost of project/ projected completion date	Developer(s) architect(s) engineer(s)	General contractor Phone, fax Web address
1	Mineta San Jose Int'l Airport terminal area improvement	2.2 million \$648.63 million 6/10	City of San Jose Various Various	Hensel Phelps Construction Co. 408-452-1800, 408-452-1855 www.henselphelps.com
2	Moffett Towers	1.9 million \$73 million 3/09	Jay Paul Co. DES Architects + Engineers DES Architects + Engineers	Rudolph & Stetten 650-216-3600, 650-599-9030 www.rsconstruction.com
3	Axis	709,988 \$121.88 million 6/08	Almaden Tower Venture LLC Ankrom Moisan Associated Architects Magnusson Klemencic Associates	Webcor Builders 650-349-2727, 650-524-7399 www.webcor.com
4	The Plant Retail Center	646,000 \$149 million 1/08	Westrust Ventures LLC Kenneth Rodrigues & Partners Inc. Hohback - Lewin	Turner Construction Co. (and various others) 408-295-7598 www.turnerconstruction.com/sanjose
5	The 88	561,472 \$114.5 million 5/08	Wilson Meany Sullivan SB Architects Magnusson Klemencic Associates	Webcor Builders 650-349-2727, 650-524-7399 www.webcor.com
6	Corde Terra Apartments	515,015 \$78.5 million 6/07	ROEM Development Corp. MIRO Design Group KPFF	ROEM Builders 408-984-5600, 408-984-3111 www.roemcorp.com
7	Madison Place/Cannery Square at Monte Vista	506,200 + Winter 2009	KB Home KTGY Group Inc. Ruth and Going Civil Architects	KB Home 877-587-4663 www.kbhome.com
8	360 Residences	475,000 \$180 million Spring 2009	Mesa Development Solomon, Cardwell & Bueh Associates Inc. Magnusson Klemencic Associates	Bovis Lend Lease 415-512-0586, 415-512-0589 www.bovislendlease.com
9	Taube-Koret Campus for Jewish Life	455,000 \$270 million 10/09	Saras Regis Group of Northern California Steinberg Architects Forell/Elssesser Engineers	Webcor 650-349-2727 www.webcor.com
10	America Center Phase I	427,600 + 6/09	Legacy Partners Commercial Inc. HKS BKF Civil Engineers	Lusardi Construction 760-744-3133, 760-744-9064 www.lusardi.com
11	San Jose International Airport Expansion	380,000 \$132 million 10/08	City of San Jose Gensler +	Clark Construction Group- California LP 510/430-1700 www.clarkconstruction.com
12	Civic Center Parking Garage	370,000 + 1/07	City of San Jose +	+
13	Mission Terrace	330,000 \$45.38 million 6/07	Citation Homes KTGY Daminic Chev	Citation Homes 408-985-6040 www.citationhomes.com
14	Paseo Senter	327,750 \$78.87 million 12/07	The Core Cos./Charities Housing David Baker & Associates +	The Core Cos. 408-292-7841, 408-292-0339 www.thecorecompanies.com
15	Riverpark Towers	318,609 + 5/09	Legacy Partners Commercial Inc. HKS Sandis Civil Engineers	Swinerton Inc. 408-567-9755, 408-567-9754 www.swinerton.co
16	Palm Valley Phase III (Village of Marinese at Palm Valley)	308,508 \$29 million 8/08	Barbaccio Property Holdings LLC MPA Design JMH Weiss, KPFF Cons, Belden, Zeiger	Michael Roberts Construction 408-374-3862, 408-374-3667 www.michaelrobertsconstruction.com
17	San Mateo County Youth Services Center	300,225 \$129 million 7/07	KMD Architects Dasse Design Inc., TMAD Engineers	Turner Construction Co. 408-295-7598, 408-295-7698 www.turnerconstruction.com/sanjose
18	Boulevard	250,840 \$23.14 million +	Shea Homes The McKinley Associates Inc. JR Structural Engineering Inc.	Shea Homes 925-245-3600, 925-245-8833 www.sheahomes.com
19	Santa Clara Valley Specialty Center	247,000 \$93.8 million 3/1/08	Santa Clara Valley Health & Hospital System Anshen + Allen Rutherford & Chekene	McCarthy Building Cos. Inc. 415-397-5151 www.mccarthy.com
20	Skyline @ Tamien Station	236,059 \$58.69 million 5/08	Green Valley Corp. dba Barry Swenson Builder Barry Swenson Builder Architect Middlebrook & Louie	Barry Swenson Builder 408-287-0246, 408-998-1737 www.barryswensonbuilder.com
21	Boston Scientific, office, R&D and manufacturing	220,000 \$17 million 7/07	CarrAmerica DGA planning/architecture/interiors Critchfield Mechanical, Cupertino Electric	Rudolph & Stetten 650-216-3600, 650-599-9030 www.rsconstruction.com
22	Stanford University/SE02 Phase II	220,000 \$130 million 3/10	BOORA Architects Middlebrook & Louie	Hathaway Dinwiddle Construction Co. 408-988-4200, 408-988-1859 www.hdcco.com
23	Cadence Building No. 10	208,000 \$54.95 million 9/08	Cadence Design Systems Inc. RMW Nishkian Menninger/Underwood & Rosenbloom	San Jose Construction Co. Inc. 408-986-8711, 408-986-0278 www.sanjoseconstruction.com
24	Delmas Park	204,270 \$37.03 million 3/07	The Core Cos. David Baker & Associates +	The Core Cos. 408-292-7841, 408-292-0339 www.thecorecompanies.com
25	Network Appliance Building 7	190,000 \$44.4 million 5/07	DES Architects, Gensler Nishkian, Air Systems Inc.	Devcon Construction Inc. 408-942-8200, 408-262-2342 www.devconconst.com

*Silicon Valley includes: Santa Clara County; Fremont, Newark and Union City in Alameda County; Atherton, Belmont, East Palo Alto, Foster City, Menlo Park, Palo Alto, Redwood City, San Carlos, San Mateo and Woodside in San Mateo County; San Bruno, Santa Cruz and Monterey counties. Although every attempt is made to ensure the accuracy and thoroughness of Business Journal lists, omissions sometimes occur. Construction projects must be in some phase of construction after groundbreaking during 2007.

NOTES: + - Did not disclose. NR - Not ranked. NA - Not applicable.
1. Additional owners are CIM Group and San Jose Redevelopment Agency.
2. Other owners are Jewish Home of San Francisco and Jewish Community Federation.
3. Turner Construction Co. provided design/build services for the San Mateo County Youth Services Center.
4. Shea Homes has placed a hold on construction of this project.

Information was obtained from contractors, developers, architects, engineers, government offices, the San Jose Redevelopment Agency and Web sites. In case of ties, projects are listed alphabetically. If your company would like to be considered for next year's list, or if there are any corrections or additions, write to: Research, Business Journal, 5674 Third St., Suite 100, San Jose, CA 95112; fax 408-295-5028, or e-mail shayden@bizjournals.com

Research by Sara R. Hayden
and Laura Cutland
List published Feb. 29, 2008

BOOK OF LISTS 2008

A CLOSER LOOK



No. 1:
Mineta San Jose International Airport Terminal



No. 2:
Axis residential project at 30 N. Almaden Ave.



No. 3:
The Plant at Curtner Avenue



No. 4:
The 88

San Jose Construction Projects

Ranked by total square feet of physical facilities being constructed in 2008

Rank	Project name Owner Address	Total square feet/ total cost of project/ projected completion date	Developer(s) Architect(s) Engineer(s)	General contractor Phone, fax Web address
1	Mineta San Jose Int'l Airport Terminal Area Improvement City of San Jose Various locations at Airport Boulevard, San Jose 95110	2.7 million \$705 million 6/10	City of San Jose Fentress Architects, TranSystems Various	Hensel Phelps Construction Co 408-452-1800, 408-452-1855 www.henselphelps.com
2	Axis Almaden Tower Venture LLC 38 N. Almaden Ave., San Jose 95110	709,986 \$121.9 million 6/08	Almaden Tower Venture LLC Ankrom Moussan Associated Architects Magnusson Klemencic Associates Inc.	Webcor Builders 650-349-2727, 650-524-7399 www.webcor.com
3	The Plant Retail Center Westrust Ventures LLC 175 Curtner Ave., San Jose 95125	646,000 \$149 million 2/08	Westrust Ventures LLC Kenneth Rodrigues & Partners Inc. Hoback-Lewin Inc.	Turner Construction Co. (and others) 408-295-7598, 408-295-7698 www.turnerconstruction.com/sanjose
4	The 88 Block 3 Development Partners LLC 88 E. San Fernando St., San Jose 95113	561,472 \$114.5 million 5/08	Wilson Meany Sullivan/CIM Group Inc. HKS Architects Inc. Magnusson Klemencic Associates Inc.	Webcor Builders 650-349-2727, 650-524-7399 www.webcor.com
5	360 Residences 360 Residences LLC 360 S. Market St., San Jose 95113	507,240 \$124 million 7/09	Mesa Development LLC Solomon Cordwell Buenz Treadwell & Rollo	Bovis Lend Lease Inc. 415-512-0586, 415-512-0589 www.bovislendlease.com
6	Madison Place/Cannery Square at Monte Vista KB Home 809 Auferstras Ave., San Jose 95126	506,200 + Winter 2009	KB Home KTYG Group Inc. Ruth and Gong Inc.	KB Home 925-750-1100, 925-750-1800 www.kbhome.com
7	Plant 51 Plant 51 LLC 88 Bush St., San Jose 95126	482,261 \$50 million 3/09	Plant 51 LLC Steinberg Architects Biggs Cardosa Associates Inc.	Devcon Construction Inc. 408-942-8200, 408-262-2342 www.devcon-const.com
8	America Center Phase I Legacy III SJ America Center I LLC 6001 and 5201 America Center Drive, San Jose	427,600 + 6/09	Legacy Partners Commercial Inc. HKS Architects Inc. BKF Engineers	Lusardi Construction Co. 760-744-3133, 760-744-9064 www.lusardi.com
9	Mineta San Jose International Airport Expansion City of San Jose 1661 Airport Blvd., San Jose 95110	380,000 \$137 million 10/08	City of San Jose Gensler Magnusson Klemencic Associates Inc.?	Clark Construction Group - California LP 510-430-1700, 510-430-1705 www.clarkconstruction.com
10	Riverpark II Legacy Partners 333 W. San Carlos St., San Jose 95110	325,000 \$61 million 5/09	Legacy Partners HKS Architects Inc. Nabih Youssef Associates?	Swinnerton Builders 408-557-9755, 408-567-9754 www.swinnerton.com
11	Palm Valley Phase III (Village of Maricao at Palm Valley) GBR Palm Valley - Podium LLC 150 Palm Valley Road, San Jose 95125	388,508 \$29 million 9/08	Barbaccia Property Holdings LLC MPA Design JMH Weiss, KPFF Cons, Belden, Zeiger	Michael Roberts Construction Inc. 408-374-3662, 408-374-3667 www.michaelrobertsconstruction.com
12	Corde Terra Senior Apartments Fairgrounds Senior Housing LP 2555 Corde Terra Circle, San Jose 95111	259,235 \$29.3 million 10/10	ROEM Development Corp. ⁴ MIRO Design Group Biggs Cardosa Associates Inc.	ROEM Builders Inc. 408-984-5600, 408-984-3111 www.roemcorp.com
13	Santa Clara Valley Specialty Center PB II County of Santa Clara 601 S. Bascom Ave., San Jose 95128	277,800 \$96.9 million 1/09	Anshen + Allen Rutherford & Chelene ⁶	McCarthy Building Cos. Inc. 415-397-5151, 415-397-5599 www.mccarthy.com
14	Skyline @ Tannin Station - Phase I Cadence Design Systems Inc. 1375 Lick Ave., San Jose 95110	233,425 \$58.1 million 6/08	Green Valley Corp. Barry Swenson Builder Architectural ⁶ Middlebrook + Louie	Barry Swenson Builder 408-287-0246, 408-937-1737 www.barryswensonbuilder.com
15	Cadence Building No. 10 Cadence Design Systems Inc. 2655 Seely Ave., San Jose 95134	208,000 \$55 million 12/08	Cadence Design Systems Inc. RMW Nishkan Menninger, Underwood & Rosenbloom	San Jose Construction Co. Inc. 408-986-8711, 408-986-0276 www.sanjoseconstruction.com
16	Merrill Gardens at Willow Glen Merrill Place Investors LLC 1420 Curtner Drive, San Jose 95126	120,100 \$19.5 million 5/09	SRM Development LLC Barry Swenson Builder Architectural DCI-Engineers, Sandis	Barry Swenson Builder 408-287-0246, 408-937-1737 www.barryswensonbuilder.com
17	Police Substation City of San Jose 1087 Great Oaks Blvd., San Jose 95123	120,000 \$50 million Winter 2009	City of San Jose Ross/Draht/Cusenbery Architecture Rutherford & Chelene, Ruth and Gong Inc. ⁷	S. J. Amoroso Construction Co. Inc. 650-654-1900, 650-654-9002 www.sjamoroso.com
17	Regional Medical Center of San Jose HCA Inc. 225 N. Jackson Ave., San Jose 95116	120,000 \$110 million 3/10	Haynes + Oakley Architects TMAD Taylor & Gaines	Skanska USA Building Inc. 510-285-1800, 510-285-1801 www.skanska.com
19	Magliocco JSM Enterprises Inc. 3101 Magliocco Ave., San Jose 95128	118,059 \$12 million 2/08	JSM Enterprises Inc. LPMB Bay Building, Belden, Creegan + D'Angelo ⁸	Michael Roberts Construction Inc. 408-374-3662, 408-374-3667 www.michaelrobertsconstruction.com
20	Villa Valencia Winchester Mixed Use Project LLC 1395 S. Winchester Blvd., San Jose 95128	113,159 \$14.3 million 2/08	Russell Mahzoon Perspectives Rahmani, TS Civil Engineering, Belden, Delta	Michael Roberts Construction Inc. 408-374-3662, 408-374-3667 www.michaelrobertsconstruction.com
21	Cisco Systems Life Connections Center (Building 0) Cisco Systems Inc. 3571 N. First St., San Jose 95134	112,000 \$39 million 9/08	Cisco Systems Inc. Interior Architects Ackerman-Practicon	Devcon Construction Inc. 408-942-8200, 408-262-2342 www.devcon-const.com
22	Santa Clara Forensic Lab County of Santa Clara 245 W. Hedding St., San Jose 95110	90,072 \$53.7 million 8/08	County of Santa Clara HDR Inc. +	S. J. Amoroso Construction Co. Inc. 650-654-1900, 650-654-9002 www.sjamoroso.com
23	300 Santana Row Federal Realty Investment Trust 300 Santana Row, San Jose 95128	95,000 \$26 million 6/09	Federal Realty Investment Trust Studios Architecture Biggs Cardosa Associates Inc., BKF Engineers	Turner Construction Co. 408-295-7598, 408-295-7698 www.turnerconstruction.com/sanjose
24	ACM Aviation Atlantic Aviation 1162 Aviation Ave., San Jose 95110	78,010 \$16 million 6/08	Atlantic Aviation Devcon Construction Inc. KDS Plumbing Inc., Redwood City Electric	Devcon Construction Inc. 408-942-8200, 408-262-2342 www.devcon-const.com
25	Evergreen Valley College Performing Arts Center San Jose/Evergreen Valley College District 3095 Yerba Buena Road, San Jose 95135	68,000 \$28 million 6/09	Evergreen Valley Community College District HKS Architects Inc. +	Swinnerton Builders 408-567-9755, 408-567-9754 www.swinnerton.com

Although every attempt is made to ensure the accuracy and thoroughness of Business Journal lists, omissions sometimes occur. For this list, projects must have been in some phase of construction during 2008 after groundbreaking.

NOTES: 1. Did not disclose. Information was obtained from general contractors. The city of San Jose. Web sites and previous Business Journal research.

In case of ties, project names are listed alphabetically. 5. Additional engineers: The Engineering Enterprise, Gutman & Blauvelt. 6. Additional architect: Berger/Demer Group Inc. 7. Additional engineers: Anjan & Pandi Inc., Orset Design Associates. 8. Additional engineer: Hoogenwerf Engineering Group Inc.

If your company would like to be considered for next year's list, or if there are any corrections or additions, write to Research, Business Journal, 16 N. Third St., Suite 100, San Jose, CA 95112; fax 408-255-5028 or e-mail jlabacoper@bizjournals.com. Research by Julia Cooper. List published Jan. 23, 2009.

OFFICE OF THE MAYOR
CITY OF SAN JOSE

Commendation

WHEREAS:

The Santa Clara Valley Chapter of the American Institute of Architects were attracted by the potential and significance of the Hayes Mansion and offered their services to the City of San Jose to develop concepts for its reuse; and

WHEREAS:

A task force was created to facilitate this goal consisting of members of the AIA, a Hayes descendant, local community activists, and technical professionals, assisted by City staff; and

WHEREAS:

Over a period of one year, the task force met and developed two scenarios for the renaissance of the mansion; the first, retaining public ownership and developing a cultural center, and the second, allowing the private sector to develop a conference center; and


WHEREAS:

A final publication was produced, Hayes Mansion - San Jose, which will allow the City of San Jose to more accurately assess future proposals for the restoration and rehabilitation of the Hayes Mansion;

NOW, THEREFORE,

I, Tom McEnery, Mayor of the City of San Jose, along with Councilmember Judy Stabile, on this 4th day of September 1990, do hereby thank, commend, and extend our gratitude to the Santa Clara Chapter of the American Institute of Architects and the members of the AIA/Hayes Mansion Task Force for this valuable document.

Attested to by:


Donna Ambrose
Clerk of the City of San Jose

Tom McEnery
The Honorable Thomas McEnery
MAYOR

Judy Stabile
Judy Stabile, Councilmember

The U.S. Green Building Council

hereby presents to

Barry Swenson Builder

San Jose, CA

Certificate of Membership

As a balanced, consensus coalition representing the entire building industry, we promote the design, construction, and operation of buildings that are environmentally responsible, profitable, and healthy places to live and work.



Member since 2004


James Hartzfield, Chairman


S. Richard Fedrizzi, President,
CEO and Founding Chairman